FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Vione Schwab
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2005.

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Vione Schwab	U.S. Bank, N.A.	Map 135
2120 Forge Ridge Circle	4801 Frederica Street, PO Box 2005	Group 6-0-A
Nashville, TN 37217	Owensboro, KY 42301	Parcel 43 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Paul E. Jennings and wife, Trudie J. Jennings

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Vione Schwab, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 43, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295 and 296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul E. Jennings, unmarried, by deed from Frank Batson Homes, Inc. of record in Instrument 20001020-0104311, said Register's Office, dated October 18, 2000.

This conveyance is subject to Restrictions and By-Laws of record in Book 10284, Page 937; Book 10284, Page 958, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 295 and 296, said Register's Office; (3) Instrument of Correction in Book 10316, Page 880, said Register's Office; and (4) Storm Water Detention Agreement of record in Book 10757, Page 488, said Register's Office.

The said Trudie J. Jennings joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2120 Forge Ridge Circle, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of January, 2005.

Paul E. Jennings

Trudie J. Jennings

Davidson County DEEDWARR
Recvd: 01/10/05 11:45 2 pgs
Fees:13.00 Taxes:610.50

20050110-0003484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul E. Jennings and wife, Trudie J. Jennings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.